



## Planning & Development Department



### REGULATIONS THAT GOVERN THE USE OF LAND

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***Arizona Revised Statutes, 11-830.***

"Nothing contained in any ordinance by this Chapter shall: prevent, restrict or otherwise regulate the use or occupation of land or improvements for railroad, mining, metallurgical, grazing or general agricultural purposes, if the tract concerned is five or more contiguous commercial acres."

***Maricopa County Zoning Ordinance, Article XXIII, General Provisions, Section 2302, Exempted Uses.***

"This Ordinance shall not prevent, restrict or otherwise regulate the use or occupation of land or improvements for railroad, mining, metallurgical, grazing or general agricultural purposes, if the tract concerned is five or more contiguous commercial acres."

Property is not exempt from the Maricopa County Zoning Ordinance and/or Building Safety Ordinance unless and until the Maricopa Planning & Development Department has issued a Certificate of Exemption for that property. In order to secure a certificate of exemption, an applicant shall submit a zoning clearance application, including site plans and other reasonable supporting documentation.

Only property classified by the Maricopa County Assessor's office or the Arizona Department of Revenue, as property used for one of the purposes enumerated in the first paragraph of this section is eligible for exemption under this section. If property has been so classified, the property is exempt from the Maricopa County Zoning Ordinance and/or Building Safety Ordinance, unless the Planning & Development Director independently determines that all or part of the property is not used primarily for one or more of the purposes enumerated in the first paragraph of this section.

Any structures built under an exemption that do not meet the underlying zoning district and/or building safety ordinance standards may be required to comply with said standards if, at a future date, the exemption is no longer applicable."

*This document is for information purposes only, refer to the current Arizona Revised Statutes for any updates or amendments not shown here.*